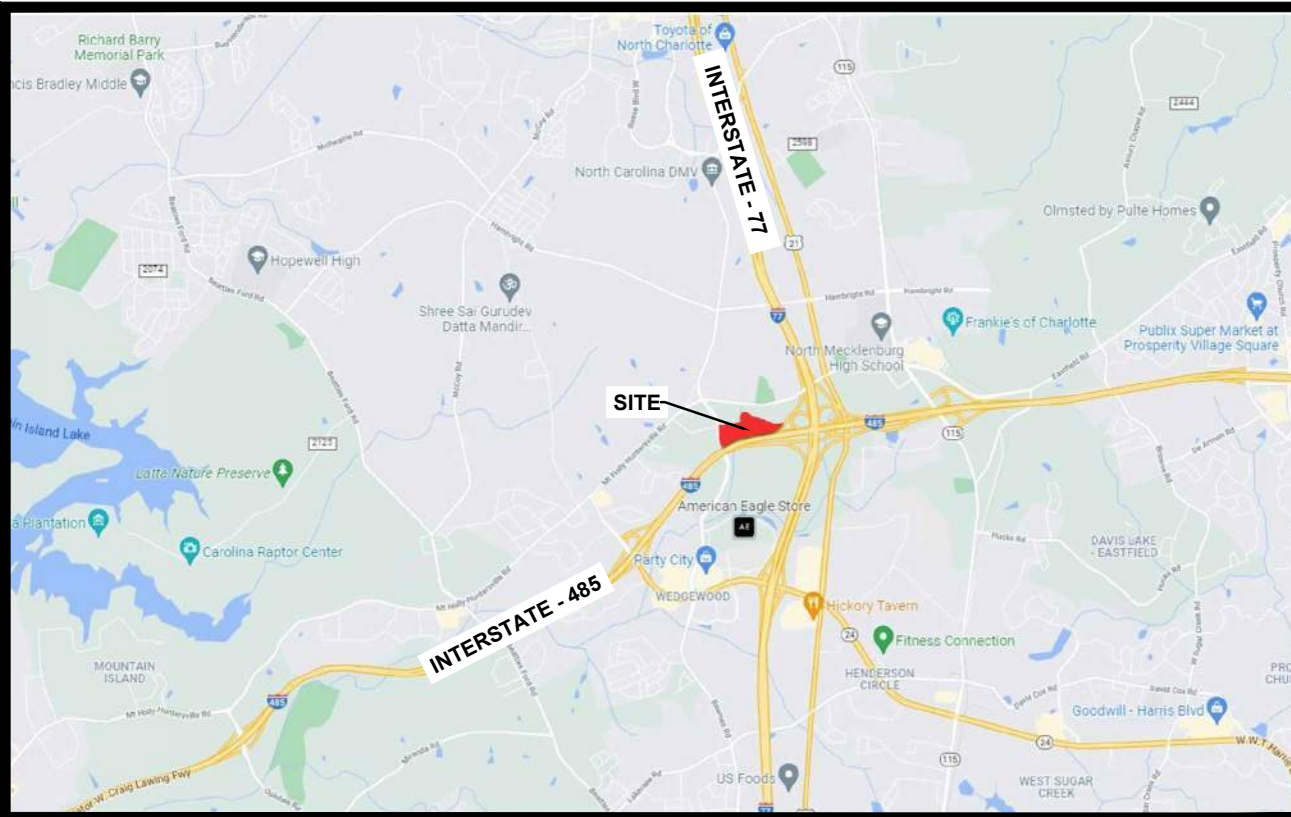


# Alexandriana Road Site

Located In:  
Mecklenburg County, North Carolina  
(City of Charlotte ETJ)



VICINITY MAP  
NOT TO SCALE

## INDEX OF SHEETS

SHEET NO.	SHEET NAME	ORIGINAL DATE	REVISED DATE
1 of 3	CONCEPTUAL SITE PLAN (SHEET 1 OF 3)	02/24/2022	
2 OF 3	TECHNICAL DATA (SHEET 2 OF 3)	02/24/2022	
3 OF 3	MASTER PLAN (SHEET 3 OF 3)	02/24/2022	

## Site Data:

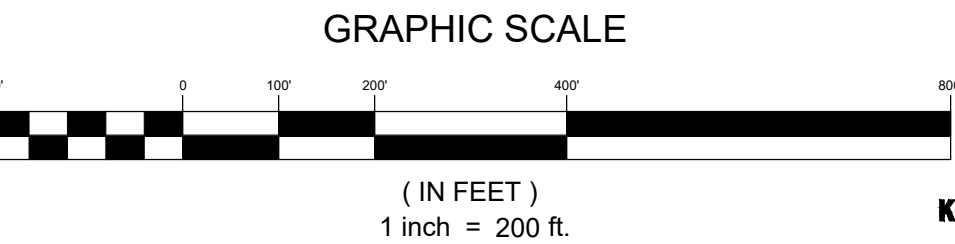
Tax Parcel:	02528123, 02528101, A Portion of 02528103B, A Portion of 02528103A, A Portion of 02528102, and A Portion of 02528117
Total Acreage:	Approximately +/- 32.85 Acres
Location:	Mecklenburg County, North Carolina (City of Charlotte ETJ)
Zoning:	R-3 & BP
Existing:	
Proposed:	MX-1 INNOV
Use:	
Existing:	Vacant
Proposed:	Single-Family Detached and/or Attached (Duplex) Dwelling Units
Permitted # of Units:	Up to 197 Units
Proposed Density:	Up to 6.00 Dwelling Units Per Acre (DU/AC)
Parking:	1 Parking Space per Unit
Open Space:	
Required:	+/- 3.29 Acres (10%of Total Project Area)
Tree Save:	
Required Tree Save:	+/- 4.93 Acres (15% of Site Acreage)
Preserved Tree Canopy:	+/- 4.93 Acres (15%)

## General notes:

1. Base information obtained from "Evolve at Huntersville" provided by Design Resource Group, dated September 1, 2021, CAD file titled "B-ESMT" provided by Design Resource Group dated 2/2/2022, CAD file titled "B-ExC" provided by Design Resource Group dated 2/2/2022, CAD File titled "B-SP" provided by Design Resource Group dated 2/2/2022, and Mecklenburg County GIS and should be verified for accuracy.
2. Stream / Wetland information is based on preliminary information provided to ESP by Mecklenburg County GIS data. For purposes of preparation of this Rezoning Plan, any potential wetland areas and stream features depicted on the plan are considered to be preliminary in nature and approximate in location. The Rezoning Plan will need to be revised once all agencies approved on-site wetland/stream, and appropriate jurisdictional boundaries are surveyed and verified with acceptable levels of accuracy - unit loss may occur.

## Legend

	Residential Development Area - Building & Parking Envelope
	56' Private Street
	72' Private Street
	Drive Aisle
	Proposed Access Location
	Proposed Buffer



Property Owners		
PID:	Owner:	Zoning:
02528103B	METROLINA PROPERTIES LIMITED PARTNERSHIP	R-3
02528103A	METROLINA PROPERTIES LIMITED PARTNERSHIP	R-3
02528102	METROLINA PROPERTIES LIMITED PARTNERSHIP	R-3
02528123	METROLINA PROPERTIES LIMITED PARTNERSHIP	R-3
02528101	METROLINA PROPERTIES LIMITED PARTNERSHIP	R-3
02528117	METROLINA PROPERTIES LIMITED PARTNERSHIP	BP

Adjacent Property Owners		
PID:	Owner:	Zoning:
1	02508104 BHEVHV LLC	R-17MF (CD)
2	02508103 METROLINA PROPERTIES LIMITED PARTNERSHIP	R-3
3	02508112A METROLINA PROPERTIES LIMITED PARTNERSHIP	BP
4	02508124 DEPT OF TRANSPORTATION C/O JOHN SHOEMAKER	R-3
5	02508123 STERLING CHARLOTTE APARTMENTS IV LLC C/O THE STERLING GROUP	UR-2 (CD)
6	02528112 BEL ASHTON LIMITED PARTNERSHIP C/O EASTON VANCE REAL ESTATE GROUP	R-12MF (CD)
7	02528121 CHARLOTTE NORTHLAKE MULTIFAMILY DST ATTN: PROPERTY TAX DEPT	R-17MF (CD)
8	02528106 CHARLOTTE NORTHLAKE MULTIFAMILY DST ATTN: PROPERTY TAX DEPT	R-17MF (CD)
9	02528104 METROLINA PROPERTIES LIMITED PARTNERSHIP	R-3
10	02528103 METROLINA PROPERTIES LIMITED PARTNERSHIP	R-3
11	02528102 METROLINA PROPERTIES LIMITED PARTNERSHIP	R-3
12	02528114 FAISON -PROJECT NORTH LLC	R-3

CONCEPTUAL SITE PLAN  
REZONING PETITION #2022-XXX

ALEXANDRIANA ROAD SITE

TM BTR OF THE CAROLINAS, LLC MECKLENBURG COUNTY, NC

PROJECT INFORMATION	
PROJECT MANAGER:	MM
DESIGNED BY:	SW
DRAWN BY:	SW
PROJECT NUMBER:	JR31.100
ORIGINAL DATE:	02/24/2022
SHEET:	1 OF 3



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U:\2021 Projects (U)\R31 - Alexandriana Road Site (Taylor Morrison)\Submittal Working Drawings\2021-10-XX\_Alexandriana Road Site (Taylor Morrison) - 1st Rezoning Submittal\Sheets\R31-TECH.dwg, Layout, white

Alexandriana Road Site- Petition # 2022-XXX  
Rezoning - Development Standards - 02/22/2022

Development Data Table:

Site Area:	+/- 32.85 acres
Parcel Number:	02528123, 02528101, and portions of the following Parcels: 02528103B, 02528103A, 02528102, and 02528117
Existing Zoning:	R-3 & BP
Proposed Zoning:	MX-1(INNOV)
Existing Use:	Vacant
Proposed Uses:	Up to one hundred ninety-seven (197) Single-Family Detached and/or Attached (Duplex) Dwelling Units, not to exceed six (6) dwelling units per acre (DUA)
Maximum Building Height:	Up to Forty (40) feet as measured per the Ordinance

I. General Provisions

- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by TM BTR of the Carolinas, LLC (the “Petitioner”) to accommodate the development of a single-family detached and/or attached (duplex) residential community on that approximately 32.85-acre site located near the intersection of Alexandriana Road and Northlake Centre Parkway, as more particularly depicted on the Rezoning Plan (the “Site”). The Site is comprised of portions of the following Tax Parcel Numbers: 02528123, 02528101, and portions of the following Parcels: 02528103B, 02528103A, 02528102, and 02528117.
- Development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the “Ordinance”). Unless the Rezoning Plan or these Development Standards establish more stringent standards, or as otherwise provided in the innovative standards, the regulations established under the Ordinance for the MX-1 zoning district shall govern the development and use of the Site.
- The development and street layout depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such uses and improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard, landscaping and tree save requirements set forth on this Rezoning Plan and the Development Standards, provided, however, that any such alterations and modifications shall be minor in nature and not materially change the overall design intent depicted on the Rezoning Plan.
- Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner(s) of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Minor alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

II.Innovative Standards

The Petitioner requests to use the innovative provisions of the MX-1 zoning district for the following accommodations:

- To allow for a reduction in the parking requirements for a minimum of one (1) parking space per unit;
- To provide ten (10) foot building setback from back of curb or right-of-way, whichever is greater;
- To provide flexibility to incorporate private streets to be built to private street standards;
- To not require units to front right-of-way or be within a minimum distance of right-of-way;
- To provide a minimum of 10% common open space; and
- To provide a minimum ten (10) foot building separation.

III. Permitted Uses

The Site may be devoted only to a residential community containing a maximum of one hundred ninety-seven (197) single-family detached and/or attached (duplex) dwelling units, including any incidental and accessory uses permitted by-right or under prescribed conditions in the MX-1 zoning district.

IV. Transportation

- Vehicular access shall be as generally depicted on the Rezoning Plan. Minor modifications to the access point shall be permitted based on CDOT requirements and during permitting.
- As depicted on the Rezoning Plan, the Site will be served by internal public/private streets and minor adjustments to the location of the internal streets shall be allowed during the construction permitting process.
- The Petitioner shall dedicate all necessary rights-of-way in fee simple conveyance to the City of Charlotte before the Site's first building certificate of occupancy is issued.
- Unless stated otherwise herein, the Petitioner shall ensure that all transportation improvements are substantially completed prior to the issuance of the Site's first building certificate of occupancy for the associated phase of development as generally depicted on the rezoning plan.

V.Architectural Standards

- Preferred Exterior Building Materials: All principal and accessory buildings shall be comprised of a combination of portions of brick, natural stone (or its synthetic equivalent), stucco, cementitious siding, fiber cement (“HardiPlank”), metal, and/or other materials approved by the Planning Director.
- Prohibited Exterior Building Materials: (i) vinyl siding, excluding vinyl handrails, windows, soffits, doors or door trim, and (ii) concrete masonry units not architecturally finished.
- Pitched roofs, if provided, shall be symmetrically sloped no less than 4:12, except that roofs for porches (if provided) may be no less than 2:12, unless a flat roof architectural style is employed.
- Usable porches and stoops may be incorporated as a feature of the building design and be located on the front and/or side of the building. Usable front porches, when provided, should be covered and be at least four (4) feet deep. Stoops and entry-level porches may be covered but should not be enclosed.
- Walkways shall be provided to connect all residential entrances to sidewalks along public and private streets.
- The maximum number of units per building shall be two (2) units (i.e., duplex).

VI. Open Space and Amenities

- A minimum of 10% of the Site as common open space, which may overlap with tree save areas, shall be provided throughout the Site as generally depicted on the Rezoning Plan.
- The Amenity Area shall include a minimum of three (3) of the following elements: covered pavilion/shelter, benches, picnic tables, leasing office, maintenance building(s), fitness facility/yoga room, gathering room, pool, butterfly garden, and/or dog park.

VII. Environmental Features

- The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance. The location, size, and type of stormwater management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not

implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.

- Development within any SWIM/PCSO Buffer, if applicable, shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance. Stream Delineation Reports are subject to review and approval by Charlotte Storm Water Services.

- The Petitioner shall comply with the Tree Ordinance.

VIII.Binding Effect of the Rezoning Documents and Definitions

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective successors in interest and assigns.

Throughout these Development Standards, the terms, “Petitioner” and “Owner” or “Owners” shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in any future development thereof.

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ESP

PROJECT INFORMATION	
PROJECT MANAGER:	MM
DESIGNED BY:	SW
DRAWN BY:	SW
PROJECT NUMBER:	JR31.100
ORIGINAL DATE:	02/24/2022
SHEET:	
2 OF 3	

NO.	DATE	REVISION	BY

TECHNICAL DATA  
REZONING PETITION #2022-XXX

ALEXANDRIANA ROAD SITE

TM BTR OF THE CAROLINAS, LLC

MECKLENBURG COUNTY, NC



